

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/9 Kumara Circuit South Morang VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

South Morang

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

13/881 Plenty Road South Morang VIC 3752	\$440,000	11-Dec-20
6/11 Riverside Drive South Morang VIC 3752	\$455,000	18-Jan-21
24 Quarterhorse Drive South Morang VIC 3752	\$458,000	02-Feb-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**13/881 Plenty Road South Morang
VIC 3752**

 2  1  1

Sold Price

\$440,000

Sold Date

11-Dec-20

Distance

1.49km



**6/11 Riverside Drive South Morang
VIC 3752**

 2  1  1

Sold Price

^{RS} **\$455,000**

Sold Date

18-Jan-21

Distance

2.14km



**24 Quarterhorse Drive South
Morang VIC 3752**

 2  2  1

Sold Price

^{RS} **\$458,000**

Sold Date

02-Feb-21

Distance

2.2km

RS = Recent sale

UN = Undisclosed Sale

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